

Advice to the local planning authority

Advice to the local planning authority (LPA) from the Health and Safety Executive (HSE) as a statutory consultee for developments that include a relevant building.

To LPA	Manchester
LPA planning ref no	137196/FO/2023
Our ref	pgo-4047
Site address	56 High Street, Manchester, M4 1ED
Proposal description	The proposals are for the removal of external cladding which has been found to be combustible, and for replacement with non-combustible cladding. In addition to this, other fire remediation works are required to the building which will require removal of localised external materials to enable remedial works to be undertaken. Replacement of non-fire compliant cladding with a new powder coated aluminium cladding system, with colour and finish to match the existing.
Date on fire statement	13/12/2022
Date consultation received	02/10/2023
Date response sent	31/10/2023

1. Substantive response for the local planning authority

Thank you for consulting HSE about this application.

Headline response from HSE
Headline Response from HSE ('content')

Scope of consultation

- 1.1 The above application relates to 1-33, 56 High Street an existing 8-storey residential building. The building height is confirmed in the fire statement as 22m, consisting of ground floor residential units and residential units on upper floors.
- 1.2 It is noted that the above application relates to a relevant building, with a height of approximately 22m.
- 1.3 It is noted on the fire statement (section 6) that the fire safety guidance used to design the proposed development is Approved Document B (fire safety) volume 1: Dwellings. 2019 edition. HSE has assessed this application accordingly.
- 1.4 The project will see the replacement of the existing combustible materials used to form the external façade of the building with a non-combustible material and rectify defects with the initial installation. The external walls currently contain material of worse than Euroclass A2-s1,d0; the proposed remediation replaces these materials with ones which achieve Euroclass A2-s1,d0 or better. With regard to the external wall and specified attachments, ORSA have been appointed to provide consultation on the external wall systems.
- 1.5 Section 8 of the fire statement states that: *“The building work will be carried out following the guidance in Approved Document B V1 - 2019 edition incorporating 2020 amendments (ADB). If followed, that document will satisfy the functional requirements of the Building Regulations. The building will be designed to comply with the relevant sections of ADB or the relevant supporting British Standards referenced therein”*.

2. Supplementary information

The following information does not contribute to HSE’s substantive response and should not be used for the purposes of decision making by the local planning authority.

External wall systems

- 2.1 It is noted that the scope of the above planning application involves the replacement of external wall systems materials meeting classification A2-s1, d0 or better, as stated in above. The applicant is advised that persons with competence in fire safety should undertake the proposed works.
- 2.2 It is noted that the proposed external wall systems replacement works will not affect the current fire service access and facilities, as confirmed in sections 11, 12, 13 and 14 of the fire statement. A fire strategy has been produced to reflect the project activities.
- 2.3 Section 7 of the fire statement stating; *“The construction methods will not impact on the fire safety provisions for neighbouring sites and building occupants”*

Fire service access and facilities

2.4 HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations. However, it is recommended that the applicant liaise with the local Fire and Rescue Service to ensure that the proposals do not conflict with local Fire Service operating procedures and do not inhibit fire service access arrangements.

Yours sincerely

Gareth Underhill
Gareth Underhill
Fire Safety Information Assessor

Guidance on Planning Gateway One is available on the Planning Portal: [Planning and fire safety - Planning Portal](#).

This response does not provide advice on any of the following:

- matters that are or will be subject to Building Regulations regardless of whether such matters have been provided as part of the application
- matters related to planning applications around major hazard sites, licensed explosive sites, and pipelines
- applications for hazardous substances consent
- London Plan policy compliance

